

1640 W. Hubbard Street

CHICAGO, IL 60622 | WEST TOWN

For Lease

OFFICE & FLEX / INDUSTRIAL



BUILDING INFORMATION

LEASE RATE: \$17 MGR

AVAILABLE SPACE: 2,856 SF

BUILDING SIZE: 31,935 SF

CEILING HEIGHT: 11' - 12'

ZONING: PMD-4

SITE HIGHLIGHTS

- ▶ Ground floor flex space ($\pm 2,856$ SF) available for warehouse or distribution
- ▶ Can be combined with adjacent space of $\pm 2,144$ SF for a total of $\pm 5,000$ SF
- ▶ Direct overhead drive-in door to premises
- ▶ Fully air-conditioned
- ▶ Adjacent to shared double-wide loading docks
- ▶ Four blocks from Ashland / Lake CTA Green Line "L" station
- ▶ Grand & Ashland bus lines within 1 block
- ▶ Basement storage space within premises

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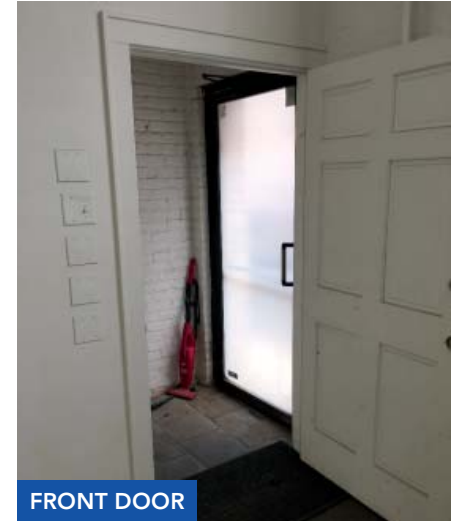
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OVERHEAD DOOR



FRONT DOOR



FLEX SPACE



FLEX SPACE



LOADING DOCK



CORRIDOR

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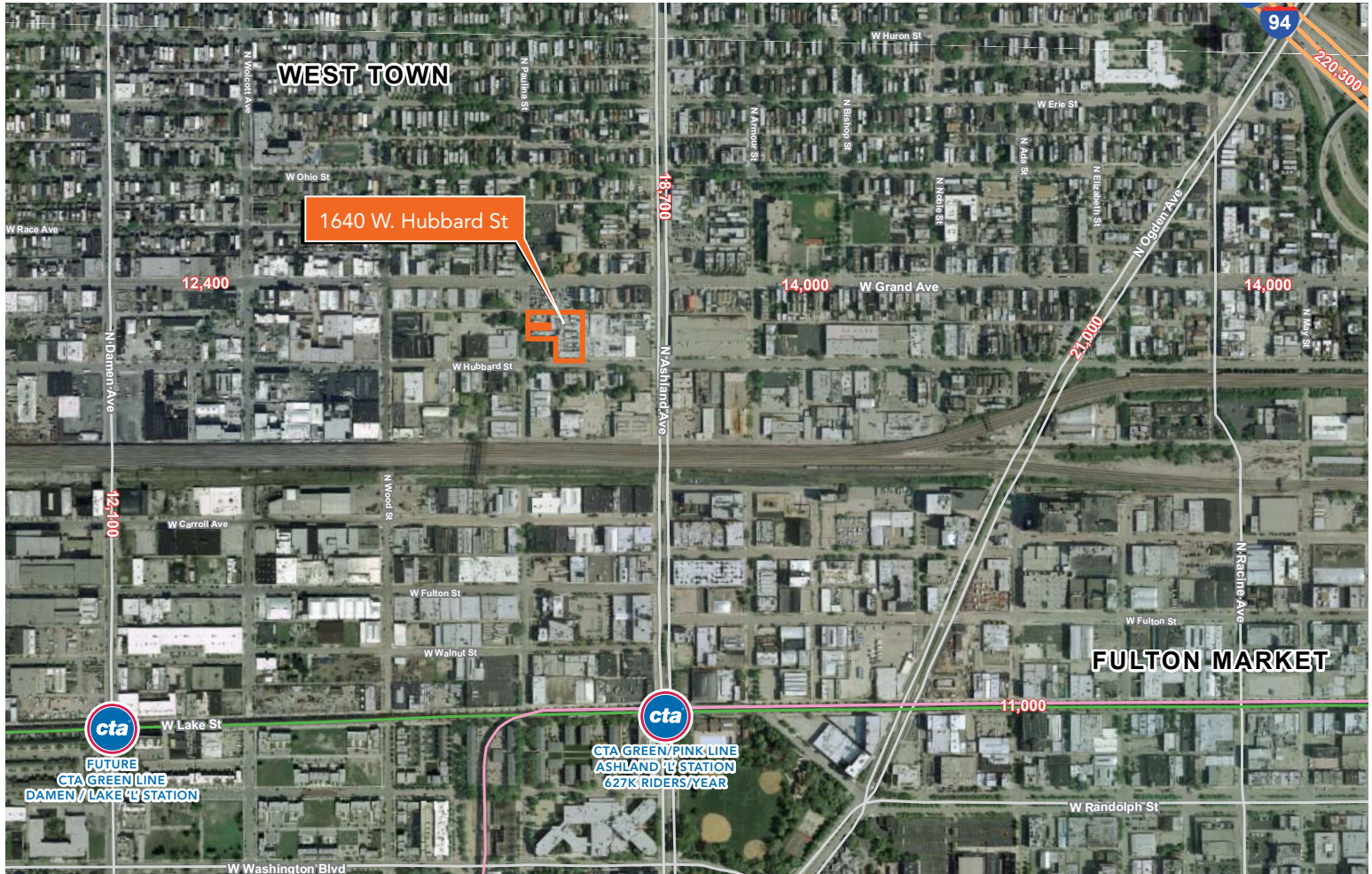
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